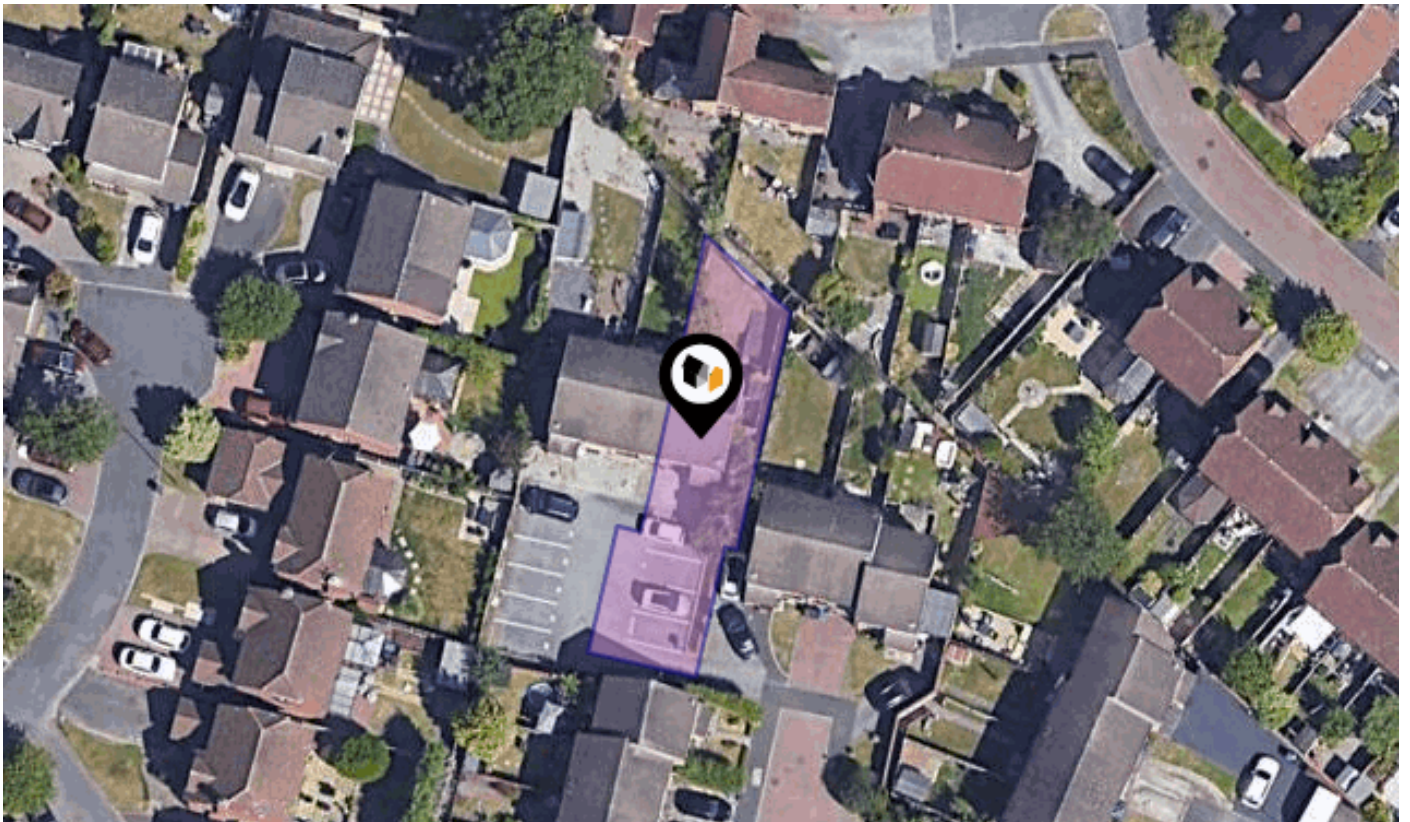




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



LYDSTEP CLOSE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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Introduction

Our Comments



Useful Information:

- > Well-Presented End Town House
- > Gas Central Heating (Combi Boiler Replaced 2023)
- > UPVC Windows & Doors (Replaced 2021)
- > Fascias & Guttering (Replaced 2022)
- > EPC Rating TBC, Standard Construction

Property Description

A well-presented three bedroom end town house situated in a cul-de-sac location and being ideal for first time buyers or growing families. The property benefits from allocated parking for two vehicles, enclosed rear garden and viewing is recommended.

The UPVC double glazed and gas central heated accommodation briefly comprises: entrance hallway, cloaks/WC, spacious lounge/diner and breakfast kitchen. To the first floor are three bedrooms and a bathroom with three-piece suite. To the front of the property is a lawn and stoned garden with pathway to the front door, whilst to the rear is an enclosed garden.

The property is convenient for all of the excellent local amenities on offer in Oakwood including doctors, pharmacy, post office, hairdressers and supermarkets together with easy access into the City Centre and good access to the A52, A6, A38 and onwards to the M1 motorway network. Local recreational facilities nearby include Springwood Leisure Centre, recreational park and Locko Park and country walks. It is also well placed for three noted golf courses, to include the Breadsall Priory Country Club, Morley Hayes Country Club and Horsley Lodge Country Club.

Room Measurement & Details

Entrance Hall:

WC Cloakroom:

Lounge: (14'5" x 15'0") 4.39 x 4.57

Breakfast Kitchen: (8'3" x 15'0") 2.51 x 4.57

15' full width 12' to stairs

Bedroom One: (12'10" x 9'3") 3.91 x 2.82

Bedroom Two: (10'3" x 7'11") 3.12 x 2.41

Bedroom Three: (8'4" x 6'1") 2.54 x 1.85

Bathroom: (6'1" x 6'9") 1.85 x 2.06

Outside:

To the front elevation is a lawn with a willow tree and stone area along with two allocated parking spaces. To the rear elevation is an enclosed lawned garden with paved patio area, decked seating area, blossom tree and the two feras trees.



Property

Type:	Terraced	Last Sold £/ft²:	£176
Bedrooms:	3	Tenure:	Freehold
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY232764		
UPRN:	100030333992		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

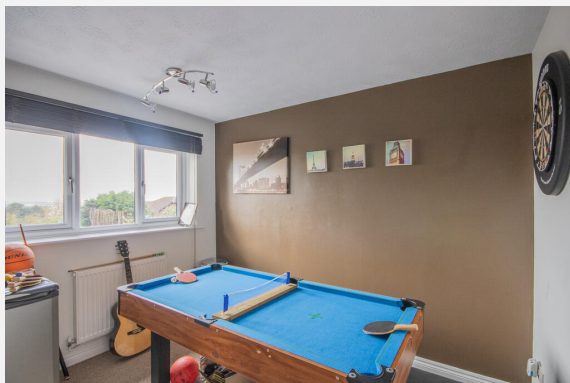
2 mb/s	79 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



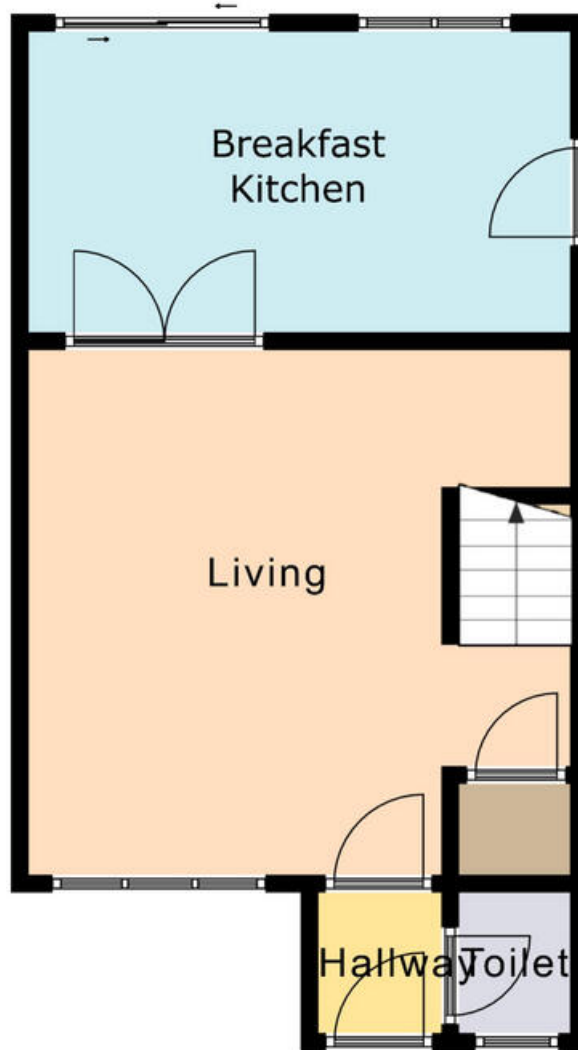
Satellite/Fibre TV Availability:



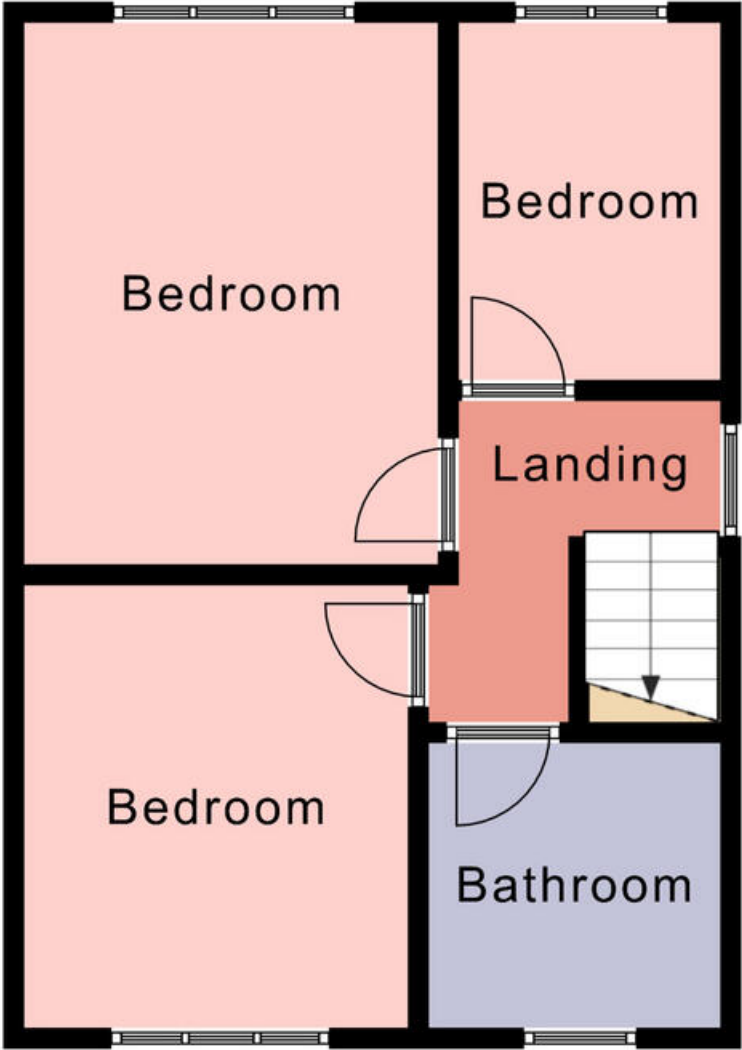




LYDSTEP CLOSE, OAKWOOD, DERBY, DE21



LYDSTEP CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Lydstep Close, Oakwood, DERBY, DE21

Energy rating

D

Valid until 05.03.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	69 C
39-54	E		
21-38	F		
1-20	G		

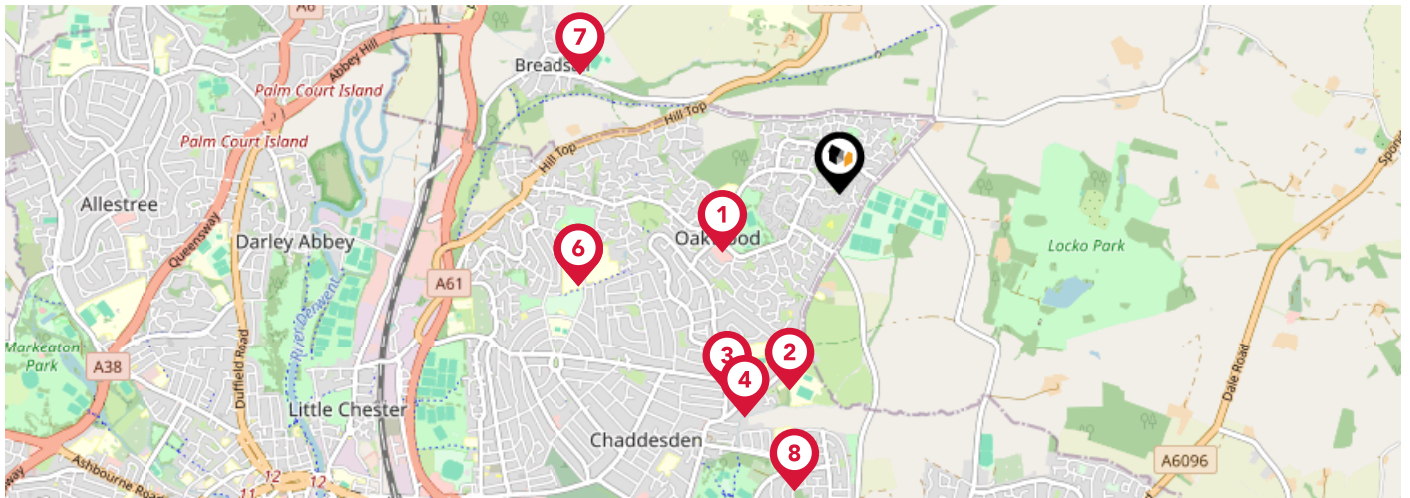
Property

EPC - Additional Data

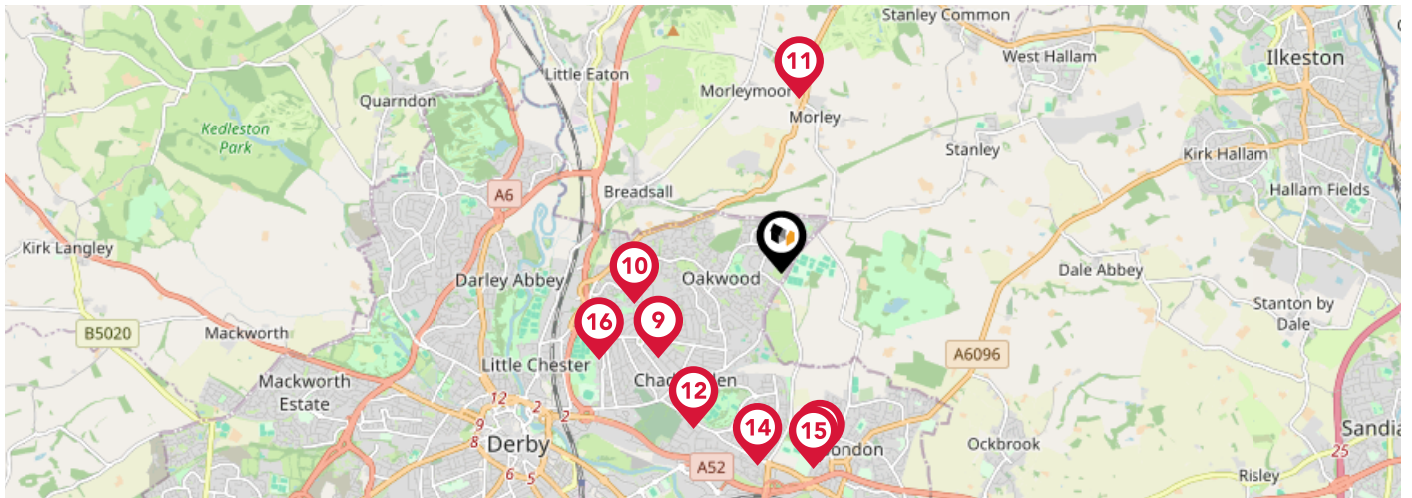


Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	Room heaters, mains gas
Lighting:	From main system
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Low energy lighting in 50% of fixed outlets
Secondary Heating Energy:	Good
Total Floor Area:	68 m ²

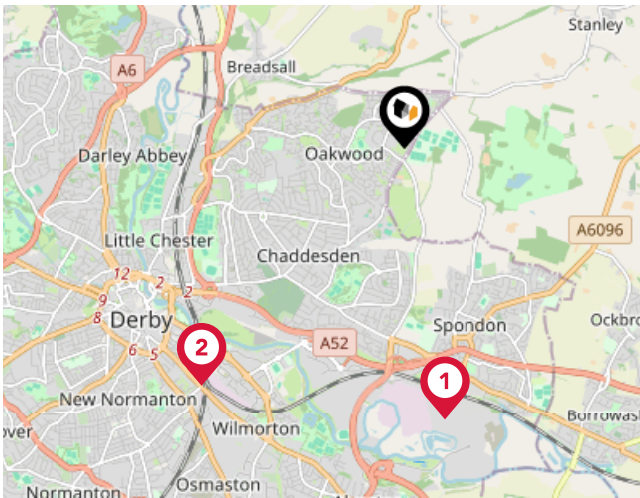


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1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



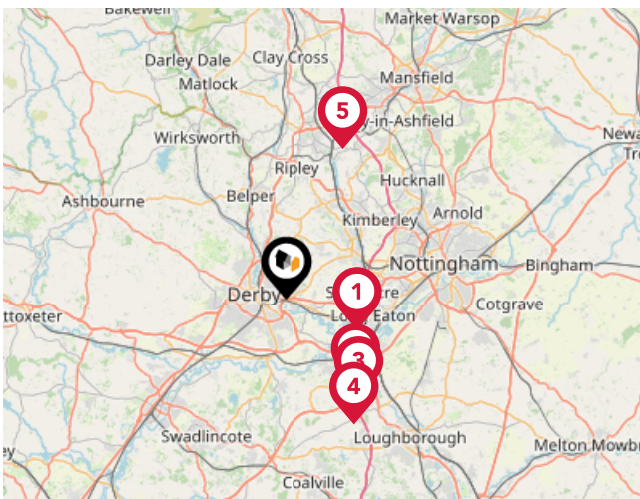
		Nursery	Primary	Secondary	College	Private
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	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



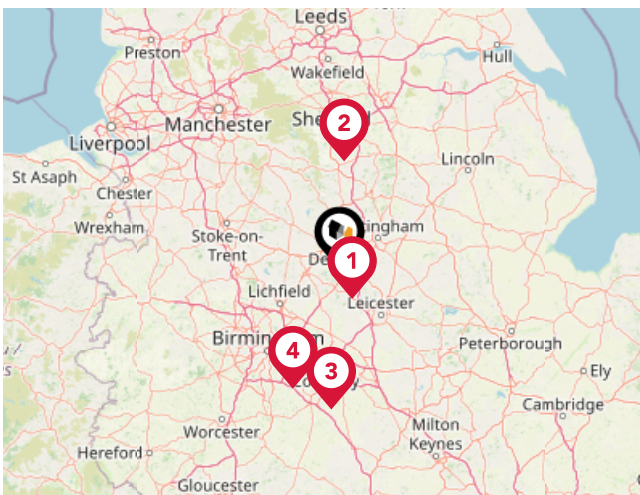
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.45 miles
2	Derby Rail Station	2.8 miles
3	Duffield Rail Station	3.96 miles



Trunk Roads/Motorways

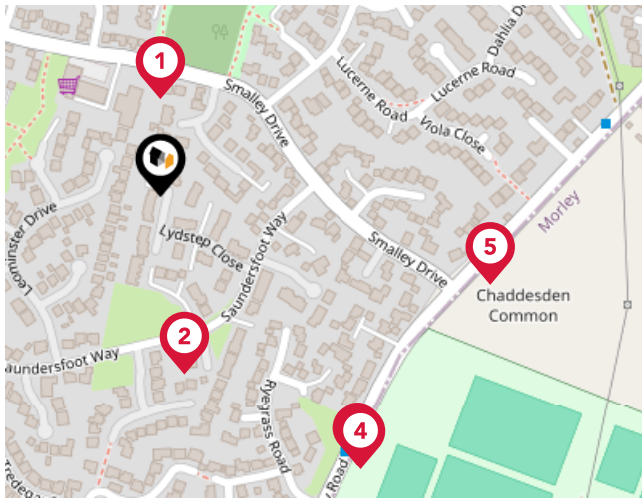
Pin	Name	Distance
1	M1 J25	5.46 miles
2	M1 J24A	7.93 miles
3	M1 J24	8.84 miles
4	M1 J23A	10.12 miles
5	M1 J28	11.4 miles



Airports/Helipads

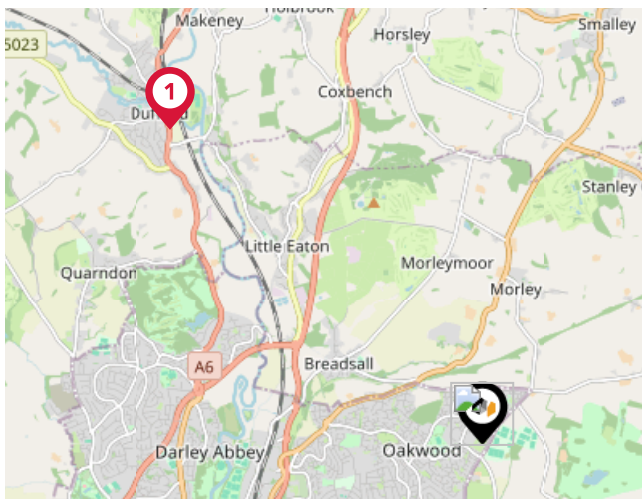
Pin	Name	Distance
1	East Midlands Airport	9.13 miles
2	Sheffield City Airport	31.05 miles
3	Coventry Airport	40.15 miles
4	Birmingham International Airport	36.59 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hallgate Close	0.05 miles
2	Saundersfoot Way	0.1 miles
3	Ryegrass Road	0.19 miles
4	Ryegrass Road	0.19 miles
5	Smalley Drive End	0.19 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.96 miles
2	Toton Lane Tram Stop	6.86 miles
3	Inham Road Tram Stop	7.27 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

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Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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